146.0	0006	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 628,700 / 628,700
					USE VALUE: 628,700 / 628,700
					ASSESSED: 628,700 / 628,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONARD DARRYL B & EVA MARIE
Owner 2:	
Owner 3:	
Street 1:	162 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAHARES ANNE--ETAL/TRUSTEE -
Owner 2:	ANESTIS IRENE--TRUSTEE -
Street 1:	162 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	196,400		432,300	628,700
Total Card	0.092	196,400		432,300	628,700
Total Parcel	0.092	196,400		432,300	628,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 677.48 | /Parcel: 677.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96363

GIS Ref

GIS Ref

Insp Date 05/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0003.0

!11466!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,400	0	4,011.	432,300	628,700	628,700	Year End Roll	12/18/2019
2019	101	FV	167,500	0	4,011.	405,200	572,700	572,700	Year End Roll	1/3/2019
2018	101	FV	144,300	0	4,011.	335,000	479,300	479,300	Year End Roll	12/20/2017
2017	101	FV	144,300	0	4,011.	308,000	452,300	452,300	Year End Roll	1/3/2017
2016	101	FV	144,300	0	4,011.	281,000	425,300	425,300	Year End	1/4/2016
2015	101	FV	144,700	0	4,011.	275,600	420,300	420,300	Year End Roll	12/11/2014
2014	101	FV	144,700	0	4,011.	256,100	400,800	400,800	Year End Roll	12/16/2013
2013	101	FV	144,700	0	4,011.	243,700	388,400	388,400		12/13/2012

PRINT

Date	Time
12/11/20	01:38:04

LAST REV

Date	Time
06/18/18	14:45:22

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAHARES ANNE--E	66369-406		11/12/2015		438,500	No	No		
JAHARES ANNE	22229-213		6/16/1970		25,900	No	No		A

USER DEFINED

Prior Id # 1:	96363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2018	494	Window/S	18,000	C				
4/6/2017	377	Manual	2,500	C				
9/22/2016	1165	Solar Pa	5,780					
1/5/2016	1	Alterati	12,000		1/5/2016			ceilins work on 1s
7/15/2011	864	New Wind	3,947					REPL 3 WINDOWS
11/29/2010	2344	New Wind	2,985					
7/21/1999	444	Redo Kit	3,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Inspected	BS	Barbara S
5/7/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	355	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/15/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA: 0.09208 | Total SF/SM: 4011 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 432,264 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	87550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241332
Depreciation:	44888
Depreciated Total:	196444

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

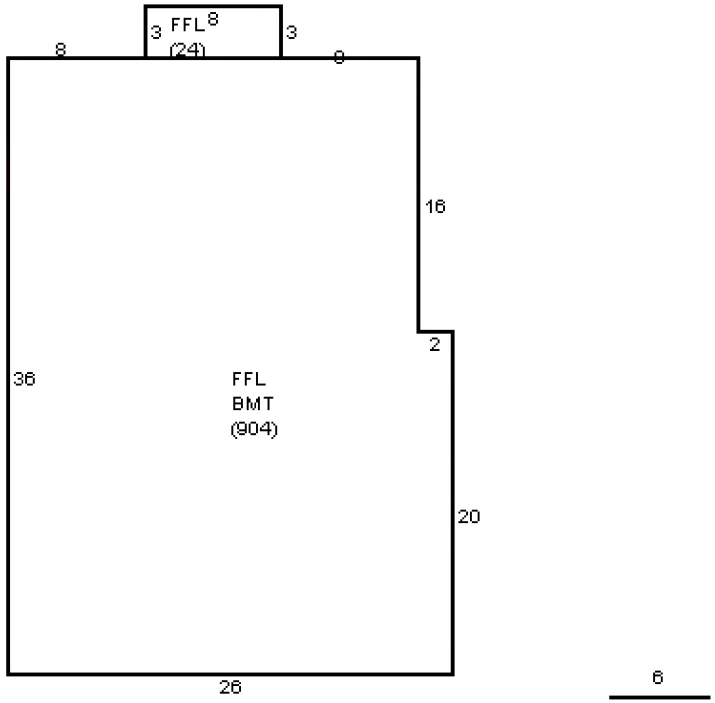
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	107.21
Final Total:	196400	Val/Su SzAd	211.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	128.240	119,004
BMT	Basement	904	38.470	34,778

Net Sketched Area:	1,832	Total:	153,782
Size Ad	928	Gross Are	1832	FinArea	928
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc